**CITY OF WENATCHEE**

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION (509) 888-3200
1350 MCKITTRICK STREET, P.O BOX 519
WENATCHEE, WA 98807-0519

TO: Andrew Kottkamp
Hearing Examiner

FROM: John Ajax, Assistant Planner

HEARING DATE: **APRIL 27, 2010; 4:00 P.M.**

FILE NO: CUP10-02

PROPOSAL: 2,570 square foot expansion (875 square foot footprint) to the existing 19,187 foot print Columbia Valley Community Health building located at 600 Orondo Avenue (former location of the Wenatchee Eye & Ear Clinic).

STAFF RECOMMENDATION: Approval, as conditioned.

GENERAL INFORMATION:

Project Location:	600 Orondo Avenue, Wenatchee; Described as all of block 39 of the Amended Great Northern Plat of Wenatchee Okanogan Heights Addition
Parcel Number(s):	22-20-10-590-758
Applicant / Owner:	KDF Architecture on behalf of Columbia Valley Community Health
Comprehensive Plan Designation:	The Comprehensive Plan Land Use Designation is Residential Mixed Use (RMU).
Zoning:	The Zoning Designation is Residential Mixed Use (RMU).
Existing Land Use:	The current site contains the Columbia Valley Community Health building (2 stories + basement) totaling 46,341 square feet and 188 parking stalls. The current use is considered a Medical Clinic.

SITE INFORMATION & NEIGHBORHOOD CHARACTERISTICS:

Site Topography:	The subject site is generally flat with a slight elevation above the adjacent streets.
Site Size:	The subject site is approximately 124,800 sf (2.87 acres)
Property North*:	To the north is Douglas Street and beyond is zoned Residential

	Moderate (RM) with the Grandview Historic District (GHD) Overlay. Single family homes are predominantly found in this area.
Property South*:	To the south is Orondo Street and zoned Residential Mixed Use (RMU). Single family homes are found in this area.
Property East*:	To the east is Idaho Street and beyond is zoned RM with the Grandview Historic District (GHD) overlay and contains single family homes (north of alley). To the south of the alley is zoned RMU, containing single and multi-family structures.
Property West*:	To the west is Alaska Street and beyond is zoned Residential Moderate (RM) with a portion of the Mixed Residential Corridor Overlay (MRC). Columbia Elementary School's playfield is located to the west of Alaska St.
<i>* Property runs in a North Eastern direction; project rotated for clarification purposes</i>	
RLCA (Resource Lands and Critical Areas)	The subject site is not located within any identified Resource Land and Critical Areas.

PROJECT/DESIGN INFORMATION:

Construction Phasing/Timing:	Construction is anticipated to begin Spring, 2010.
Traffic Circulation:	The existing site has access (ingress and egress) on Orondo, Alaska, and Douglas. No additional access points are currently proposed with the current application.

COMMENTS:

Notice of Application and SEPA - Optional Determination of Non-Significance (ODNS) comment referral were provided to local agencies on April 2nd, 2010.

Agencies Notified	Response Rec'd Date	Agencies Notified	Response Rec'd Date
Telephone (Verizon)	-	Washington State Dept. of Transportation	4/2/2010
United States Postal Service	-	Washington State Dept. of Ecology	4/3/2010
Wenatchee Reclamation District	-	Chelan County P.U.D. - Engineering	-
Chelan County P.U.D. Real Estate Services	-	Chelan County Community Development	-
Chelan County Public Works	-	Chelan County Assessor's Office	4/5/2010
City of Wenatchee - Fire Dept.	-	City of Wenatchee - Engineering	-
Waste Management	-	City of Wenatchee – Environmental / Water	-

Public Comments:

No public comments have been received at the time of writing.

SEPA

A SEPA checklist was filed with the application and an ODNS is anticipated to be issued April 22, 2010.

APPLICATION & PUBLIC HEARING NOTICE COMPLIANCE:

Application Submitted:	March 25, 2010
Determination of Completeness issued:	March 29, 2010
Notice of Application:	Notice of Application was posted on site April 6, 2010
Notice of Public Hearing:	Notice was mailed to property owners/residents within 350 feet of the subject property on April 6 th , 2010 and published in the Wenatchee World newspaper on April 1 st , 2010.
Public Hearing:	The public hearing is scheduled for April 27 th , 2010 at 4:00 p.m. at Wenatchee City Hall, Council Chambers.
Hearing Examiner Decision:	The Wenatchee Hearing Examiner will issue a written decision within ten (10) working days of the conclusion of the public hearing as stated in Section 13.09.050 Wenatchee City Code (WCC).

CONDITIONAL USE REVIEW CRITERIA

Chapter 10.65.060 (A through F) of the Wenatchee Zoning Code 2007-34 provides review criteria for Conditional Uses. The applicant has the burden of proof that the proposal meets the following criteria:

A. All requirements of a specified use can be satisfied;

Chapter 10.65.100 outlines specific conditional use requirements for a "Clinic" as follows:

1. Off-street parking shall be provided as prescribed in Chapter 10.60 WCC;

Chapter 10.60.080 prescribes a parking ratio to "gross floor area" (GFA is defined in Section 10.05.65) for a medical clinic at 4 spaces per 1,000 square feet of GFA.

Based on the above requirement, a total of 104 off-street parking spaces are required.*

Additional off-street parking reduction is allowed by "parking that is accessed by a side street or an alley may be provided at 80 percent of the requirement" – Section 10.20.050. With the allowed reduction, off-street parking is required at 83 spaces.

The current site contains 188 off-street parking spaces, developed with asphalt and landscaping.

** GFA provided by applicant as 26,076 square feet.*

2. Minimum Setback Distances:

- a. Front yard: the same as required by the underlying zoning district plus one-half for each foot that the building height exceeds 20 feet.**

The RMU zoning district requires a minimum 10 foot setback from the front property line and 25 feet from Orondo Avenue – Section 10.46.030(A).

The subject site has four front yard setbacks; having four sides abutting public streets. The existing building meets the required front yard setback for all applicable sides.

The proposed expansion will have a height of 31 feet, requiring a 15.5 foot front yard setback. The proposed expansion location is setback 57 feet from Idaho Street and 112 feet from Orondo Avenue.

- b. Side yard: the same as required by the underlying zoning district plus one-half for each foot that the building height exceeds 20 feet.**

N/A; See above.

- 3. Time Limitations: Clinics shall be open during normal business hours, but in no case should open prior to 7 am or after 7 pm, unless it can be demonstrated that extending hours of operation will not adversely affect residences within the same development and neighboring residences.**

Hours of operation for the existing clinic fall within the business hours listed above with the exception of the walk-in clinic, which is open M-F, 7:30 am to 8 pm.

The proposed expansion is not expected to modify existing established hours of operation or affect neighboring residences.

- 4. Landscaping and screening: The clinic and off-street parking shall comply with Chapter 10.62 WCC, Landscaping and Screening, as amended.**

Landscaping Chapter 10.62 does not apply as by specified in 10.62.020(B.)(4.).

B. The requirements of the zoning district within which the lot is located can be met;

Clinics are allowed in the RMU on a Conditional Use basis (Section 10.10.020). Development in this district requires that buildings meet all applicable provisions of Title 10 – Zoning and all other rules, regulations and provisions of the WCC, including the following:

1. Development standards (setbacks, height, lot coverage, etc...) in Section 10.46.030.

Minimum setbacks are prescribed by the specific conditional use criteria - see analysis in A.2. above.

Maximum allowed height for structures in the RMU is 4 stories above grade and 60 feet. The proposed expansion is 31 feet in height.

Maximum allowed lot coverage is 35% and up to 50% for conditional uses. The total lot coverage with the proposed addition is 16%.

The existing building and proposed expansion conform to the required setbacks, building height, and lot coverage.

2. Uses permitted in the RMU zoning district shall meet applicable general regulations as detailed in Chapter 10.48 WCC.

Two general regulations found in Chapter 10.48 apply to the proposed use as a clinic; they are Access 10.18.020 and Pedestrian Connections 10.48.090.

a. Access 10.48.020

No additional access points or modification to existing access points are proposed with this application.

b. Pedestrian Connections 10.48.090

Pedestrian access to primary building entrances from adjacent public streets shall be provided. An internal sidewalk or pathway system, at least five feet in width, that enhances pedestrian access within and through the site shall be provided, including from designated parking areas to primary building entrances. Single-family dwellings and duplexes are excluded from this requirement, unless they are part of a broader development.

The current site contains pedestrian connections from surrounding sidewalks to building entrances and a five foot striped pedestrian pathway from the parking lot to the main entrance.

The existing site and proposed expansion area meet the applicable requirements associated with the General Regulations Section 10.48.

3. Landscaping shall be provided pursuant to Chapter 10.62 WCC.

Landscaping Chapter 10.62 does not apply as by specified in 10.62.020(B.)(4.).

4. **Off-street parking shall be provided in the amount prescribed in Chapter 10.60 WCC, except as modified below:**
 - a. **Parking that is accessed by a side street or an alley may be provided at 80 percent of the requirement.**
 - b. **For parking areas of less than six cars, a sight-obscuring fence or hedge shall be provided along the side property lines of the parking area at the maximum height allowed in a residential zone. For the purpose of this provision, the side street shall constitute a side yard. Parking areas for more than six cars shall meet the landscape requirements in Chapter 10.62 WCC.**
 - c. **All required parking shall be improved with a durable, dustless surface of asphalt, concrete, or grass-crete and adequately drained.**

Current off-street parking complies with the above requirements; see analysis in A.1.

5. **All uses shall meet the landscape requirements in Chapter 10.62 WCC with the exception of the Orondo street frontage, which shall meet the following in lieu of the street frontage standards:**
 - (a) **A 10-foot-wide landscape area shall be provided behind the sidewalk along the street frontage. The planter shall be continuous except for pedestrian and vehicular access points. In no event shall the length of the landscape area be less than 50 percent of the length of the property line along the street frontage. The landscape strip shall be planted with at least one flowering tree, from the list provided by the department of community development, for each 25 feet of frontage, along with one shrub for each 50 square feet of required landscaped area, and ground cover that will provide 75 percent coverage. Ground cover shall be planted materials, which may include lawn but does not include bark or rock.**

Landscaping Chapter 10.62 does not apply as by specified in 10.62.020(B.)(4.).

6. **Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be located outside of required front yard areas, and shall be screened from view by a combination of fencing and landscaping so as not to be viewed from a public street (right-of-way), excluding alleys. Single-family dwellings are excluded from this standard.**

Current Refuse Storage is located outside of the front yard setback along Douglas Street and screened from view by a physical enclosure.

7. **General Storage. Storage of personal property and materials shall be located outside of required front yard areas, and it shall be entirely within an enclosed building or screened from view of the surrounding properties with a sight-obscuring fence and landscaping. Single-family dwellings are excluded from this standard.**

No General Storage is proposed with the application.

- 8. Vehicle Storage. Storage of recreational vehicles, boats, and similar off-road vehicles not used for daily transportation, of residents as well as managers and owners of the development, shall be prohibited unless a fully enclosed building is provided on site specifically for that purpose. Single-family dwellings are excluded from this standard.**

No Vehicle Storage is proposed with the application.

- 9. Multifamily development standards, as detailed in the general regulations in WCC 10.48.080, apply to all buildings except for single-family and duplex residences, and redevelopment that does not increase the gross floor area equal to, or more than, 20 percent.**

The proposed expansion area does not increase the gross floor area equal to, or more than, 20 percent; therefore multifamily development standards do not apply.

C. All applicable requirements and regulations found within the WCC, as amended, can be satisfied;

Based on the analysis contained in this staff report, all requirements and regulations of the Wenatchee City Code are being met w/ this application.

D. The proposal is compatible with adjacent uses and will protect the character of the surrounding area;

The existing use as a medical clinic has been established in this location for over 50 years. The proposed addition will protect the character of the surrounding area by providing improved and continued service for the clinic and for the surrounding area.

E. The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare; and

No undue adverse impacts affecting the public health, safety, and welfare are expected, based on the information provided in the SEPA checklist and size of the proposed expansion area and its location relative to the existing structure.

F. The proposed use is consistent and compatible with the Comprehensive Plan and any implementing regulation.

Medical Centers are listed as a proposed primary use in the RMU and OMU land use designations for implementation through zoning and development standards (pg. 19, Wenatchee 2009 Comprehensive Plan). In addition, medical facilities are listed as "essential to supporting economic vitality and a high quality of life." (pg. 2, Wenatchee 2009 Comprehensive Plan)

SUGGESTED FINDINGS OF FACT

1. An application was submitted by KDF Architecture on behalf of Wenatchee Valley Community Health on March 25, 2010.
2. The applicant requested a 2,570 square foot expansion (875 square foot footprint) to the existing 19,187 square foot footprint Columbia Valley Community Health building located at 600 Orondo Avenue.
3. The subject site is approximately 124,800 sf (2.87 acres)
4. The subject property is located in a Residential Mixed Use (RMU) zoning district and within the City of Wenatchee corporate limits.
5. A Clinic is a listed conditional use in the RMU zoning district under Section 10.10.020 WCC and has specific requirements found in Section 10.65.100 WCC
6. The application materials were accepted as "complete" by the City of Wenatchee on March 29, 2010.
7. A SEPA Checklist has been submitted with the application materials. An ODNS is anticipated to be issued on April 22, 2009.
8. Appropriate notice of application and public hearing was accomplished in accordance with Wenatchee City Code, Title 10 Zoning and Title 13 Administration.
9. Resource Lands and Critical Areas Ordinance has been consulted in reviewing this application. The subject property is not within any identified Resource Lands and Critical Areas.
10. Community Development determined that the proposal, as conditioned, is consistent with the Section 10.65.100 WCC.
11. The proposal use, as conditioned, is consistent with the Wenatchee Comprehensive Plan.
12. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located.
13. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval.
14. The cumulative impact of additional requests for like actions (the total of the conditional uses over time or space) will not produce significant adverse effects to the environment that cannot be mitigated by conditions of approval.
15. The pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the neighborhood.

16. Land uses and activities that are allowed by this conditional use permit will comply with the required performance standards specified in the Wenatchee Municipal Code.
17. The proposal conforms to the standards specified in the Wenatchee Municipal Code.
18. The City of Wenatchee Department of Community Development recommended approval of the requested permit, subject to the recommended conditions of approval.
19. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

SUGGESTED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. The Applicant shall obtain all permits required by all federal, state and local agencies with jurisdiction.
3. The Applicant shall comply with all federal, state and local laws and regulations.
4. Construction shall proceed substantially as shown on the application materials dated 3/25/10, except as modified by outlined conditions of approval.
5. Pursuant to Section 10.65.150 WCC, all conditions must be maintained perpetually except as identified below.
6. Pursuant to Section 10.65.050 WCC, the conditional use permit will run with the land and must be acted upon within one year of the date of approval.
7. Pursuant to Section 10.65.050 WCC, the applicant has an ability to request an extension of time before the expiration date from the Community Development Director not to exceed one year past the original expiration date.
8. Any illumination shall be shielded or directed in such a manner as to not shine directly or trespass onto adjoining residential properties.
9. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by storm water runoff. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.
10. Best management practices must be used during construction to prevent any sediment, oil, gas, or other pollutants from entering surface or ground water.

HEARING EXAMINER ACTION

Any decision of approval by the hearing examiner shall include review criteria found in Section 10.65.070 Wenatchee City Code.

Approved this _____ day of _____, 2010.

WENATCHEE HEARING EXAMINER

Andrew I. Kottkamp

Action of the Hearing Examiner is final unless, within twenty one (21) days of the Issuance of the Notice of Final Decision, an appeal is filed in the Chelan County Superior Court as provided for in the Wenatchee City Code, Title 13, Chapter 13.11, and RCW 36.70C.040(3)(4)(a); provided however, that no final decision of the hearing examiner may be appealed to superior court unless such party has first brought a timely motion for reconsideration of the hearing examiner's decision pursuant Wenatchee City Code, Title 13, Chapter 13.11.060.

CUP10-02 - Columbia Valley Community Health

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Non-Project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for non project actions (part D). For non-project action, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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A. BACKGROUND

1. Name of proposed project, if applicable:

Columbia Valley Community Health New Elevator/ Entry Vestibule Addition

2. Name of Applicant:

Columbia Valley Community Health

3. Address and phone number of applicant and contact person:

600 Orondo Avenue, Wenatchee, WA 98801

509-664-3528

Contact: Patrick Bucknum

4. Date checklist prepared:

March 17, 2010

5. Agency requesting checklist:

Wenatchee Department of Community Development.

6. Proposed timing or schedule (including phasing, if applicable):

This proposal includes the construction of an addition/remodel to Columbia Valley Community Health building starting spring 2010.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There may be a future building addition plan associated with a future proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Commercial building permit from Wenatchee Department of Community Development and Dept. of Labor & Industries permit for new electrical systems. Washington State Dept. of Health will also review the remodel and addition plans.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions late in this checklist that ask you to

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describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Project includes a partial remodel of the existing Community Health Building and a two story plus basement building addition to house a new elevator and entry vestibule. The proposed building addition will be approximately 875 sq.ft. Basement; 875 sq.ft. Main floor; and 820 sq.ft. Second floor. Demolition on the site will include removal of limited existing sidewalk and curbs and landscaping with installation of new sidewalk, curbs and landscaping at the entry area. Project will include limited re-grading of the existing paving to slope up to the new entry; relocation of on-site storm drains; new lighting; and new landscaping.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

600 Orondo Avenue, Wenatchee, WA

T. 22 N. R. 20 E. W.M.

All of block 39 of the Amended Great Northern Plat of Wenatchee; Okanogan Heights Addition

See attached Site Plan.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): flat, (rolling), hilly, steep slopes, mountainous, other

There is a slight decline of the site from southwest to the northeast.

- b. What is the steepest slope on the site (approximate percent slope)?

1.02% slope (sloping from southwest to northeast).

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Shallow sandy silt with deeper layer of angular cobbles, gravels, and rock.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

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No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.

Minimal re-grading of the site will be performed to maintain on-site drainage of the site and provide slope up to the new entry. Local source will be used for fill material if needed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

None anticipated.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The total site area = 124,800 sq.ft.

The building footprint with addition = 20,062 sq.ft. (16.075% of site); the total area of on-site asphalt paving = 77,680 sq.ft. (62.24% of site); on-site concrete walk = 1,900 sq.ft. (1.52%) for a total on-site impervious surfaces area of 99,642 sq.ft. which equals 79.84% of the total site.

Total area of on-site landscaping = 24,690 sq.ft. = 19.78%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion is not anticipated due to this new construction. Measures will be utilized by the contractor to minimize any erosion during the construction process.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minimal amounts of dust will be generated during the re-grading process of the site and construction of the addition. Appropriate dust control measures will be taken to minimize the construction dust generated to comply with the local clean air standards.

After the project is complete, the normal automobile emissions will be generated from the vehicular traffic.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

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None

3. WATER

a. Surface:

1.) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2.) Will the project require any work over, in, or adjacent to (within 100 feet) the described waters? If yes, please describe and attach available plans.

No

3.) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not Applicable

4.) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. A storm water plan will be developed for the affected site and building addition and will convey surface water runoff into on-site drainage facilities or into existing stormwater lines.

5.) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6.) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1.) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

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2.) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the chemicals; agricultural; etc.).

Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water Runoff (including stormwater):

1.) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff from the asphalt paving will be diverted into on-site catch basins.

2.) Could waste materials enter ground or surface water? If, so generally describe.

Not anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Site storm water runoff will be directed to new or existing catch basins.

4. PLANTS

a. Check or circle types of vegetation found on the site;

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing vegetation will be removed as only needed for new construction.

b. List threatened or endangered species know to be on or near the site.

None

c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;

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The proposed building addition will be landscaped around the new entry.

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: None
fish: bass, salmon, trout, herring, shellfish, other: None

- b. List any threatened or endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

None known.

- d. Proposed measures to preserve or enhance wildlife, if any;

None

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Natural gas will be used for the completed building for heating purposes with electricity being used during cooling season and to run all fans, pumps, and lights.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

All work will meet or exceed the current Washington State Energy Code. Selected energy efficient materials selections with 'R' values of the building walls, roof, and glass components will help reduce energy consumption. The HVAC system will use an economizer cycle to reduce energy usage. Energy efficient lighting will be utilized and automated controls for lighting and HVAC systems will be incorporated.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No

- 1.) Describe special emergency services that might be required.

None anticipated.

- 2.) Proposed measures to reduce or control environmental health hazards, if any;

None

- b. Noise

- 1.) What types of noise exist in the area which may affect your project (for example; traffic, equipment, operation, other)?

None

- 2.) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Generally the construction hours will be from 7am to 5pm, Monday thru Friday.

After construction, noise levels are not anticipated to be higher than they currently are on the site.

- 3.) Proposed measures to reduce or control noise impacts, if any:

New landscaping will be planted around the new addition which would help "soften" the vehicular traffic. The building parapet will help absorb some of the noise generated by the HVAC equipment. Screening of rooftop HVAC equipment (if used) will be constructed to help deflect HVAC noise.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The site is currently the existing Columbia Valley Community Health Center and adjacent parking lot.

Adjacent to the site to the plan north and plan south is residential district with single family residences; to the plan east is an apartment building and parking lot; and to the plan west is a fenced playground for a school.

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- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

The site has one building currently occupied by the Columbia Valley Community Health Center. The project involves a partial remodel of the existing building along with a new addition to the building.

- d. Will any structures be demolished? If so, what?

None.

- e. What is the current zoning classification of the site?

The site has is zoned Residential Mixed Use.

- f. What is the current comprehensive plan designation of the site?

The Comprehensive Plan designates the proposed site Residential Mixed Use.

- g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

No people will reside in the completed project. There are approximately 175 people that work in the existing facility. The project has 198 parking stalls for the Columbia Valley Community Health Center.

- j. Proposed measures to avoid or reduce displacement impacts, if any:

None needed.

- k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Building articulation will be designed into the new building to comply with zoning requirements.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low -income housing.

Not Applicable

- b. Approximately how many units, if any, would be eliminated; indicate whether high, middle, or low-income housing.

Not Applicable.

- c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building materials(s) proposed?

The highest element of the new proposed building addition will be approximately 26 feet above grade.

The principal exterior building materials for the new addition will be similar to the existing building with brick and exterior insulation finish system (EIFS) along with glass curtain wall system.

- b. What views in the immediate vicinity would be altered or obstructed?

None known.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The medical office building will use similar exterior materials and similar detailing as the existing to blend the project with the existing building.

Landscaping will be used to screen and reduced visual impact and will provide aesthetic improvements to the site.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Site lighting will be provided at the building. All lighting will be designed to meet City of Wenatchee requirements. Site lighting will be provided at night for safety and security purposes.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated. The lighting will be designed to prevent glare in adjacent properties.

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

The lighting will be designed to prevent glare in adjacent properties. Controls for lighting will be automated to reduce usage.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

To the south across Alaska Street is an existing school playground.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

- c. Proposed measures to reduce or control impacts, if any:

None

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site vehicular access is anticipated being from the east off Orondo Avenue, from the south off of Alaska Street, and from the west off of Douglas Street.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

There is public transit available on Orondo Avenue.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The existing parking lot has a total of 198 parking spaces currently to the west and south of the building within the project site. The new building addition will not displace any of the existing parking stalls.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The proposed project will not require any new roads or streets, or improvements to existing roads or streets. Parking lot access is provided via a total of three access driveways which serves the existing surface parking lots. There will be minimal work to connect to utilities that may require repair work.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation?

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The facility is estimated to generate approximately 570 average weekday daily trips. Of those approximately 175 are daily employees and approximately 344 are daily patient visits (some of which may be by public transportation).

The employee average peak times would typically occur between 7:00AM through 9:00AM and 4:30PM through 8:00PM Monday through Friday and some departmental employees on Saturdays 8:00AM through 8:30AM and 2:00PM through 4:00PM.

The typical patient vehicular trips would be averaged throughout the day during the open office hours listed above for the employees.

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- g. Proposed measures to reduce or control transportation impacts, if any:

No measures are proposed or needed to reduce/control transportation impacts associated with the proposed project at this time.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

No. The new building addition will be fully fire sprinklered.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

The new building addition will be fully fire sprinklered.

16. UTILITIES

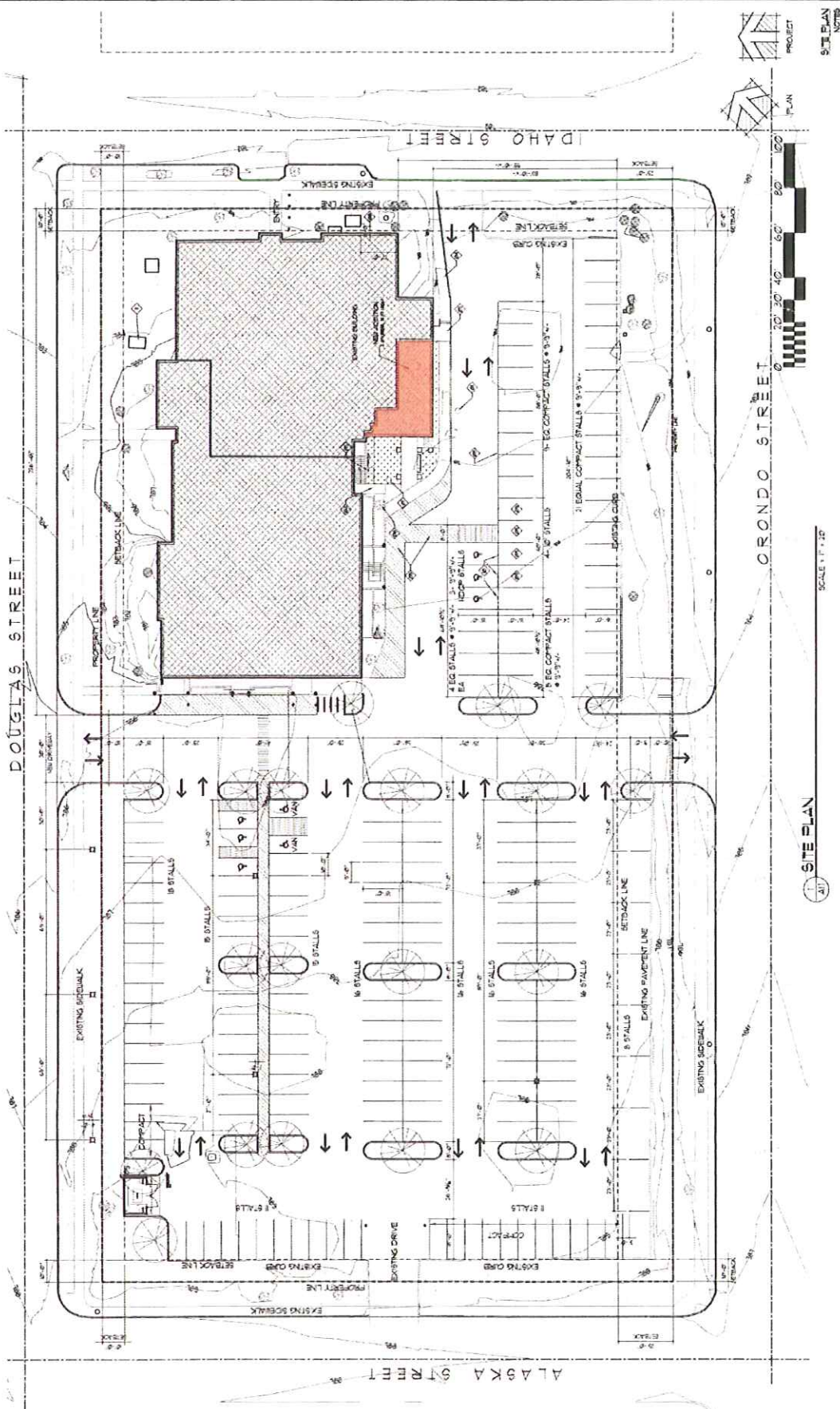
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity with might be needed.

Electricity - Chelan County PUD
Natural Gas - Cascade Natural Gas
Water - City of Wenatchee
Refuse Service - Waste Management
Telephone/fiber optics - Chelan County PUD
Sanitary Sewer - City of Wenatchee

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Patricia Ann* Date Submitted: 3/18/2010



REVISION DATE

NOTES

ADDRESS & LEGAL DESCRIPTION

EXISTING CONDITIONS - NEW CONSTRUCTION

EXISTING CONDITIONS - NEW CONSTRUCTION

PARKING REQUIREMENTS

PROPERTY & BUILDING AREA

ZONING CLASSIFICATIONS

EXISTING CONDITIONS - NEW CONSTRUCTION

EXISTING CONDITIONS - NEW CONSTRUCTION

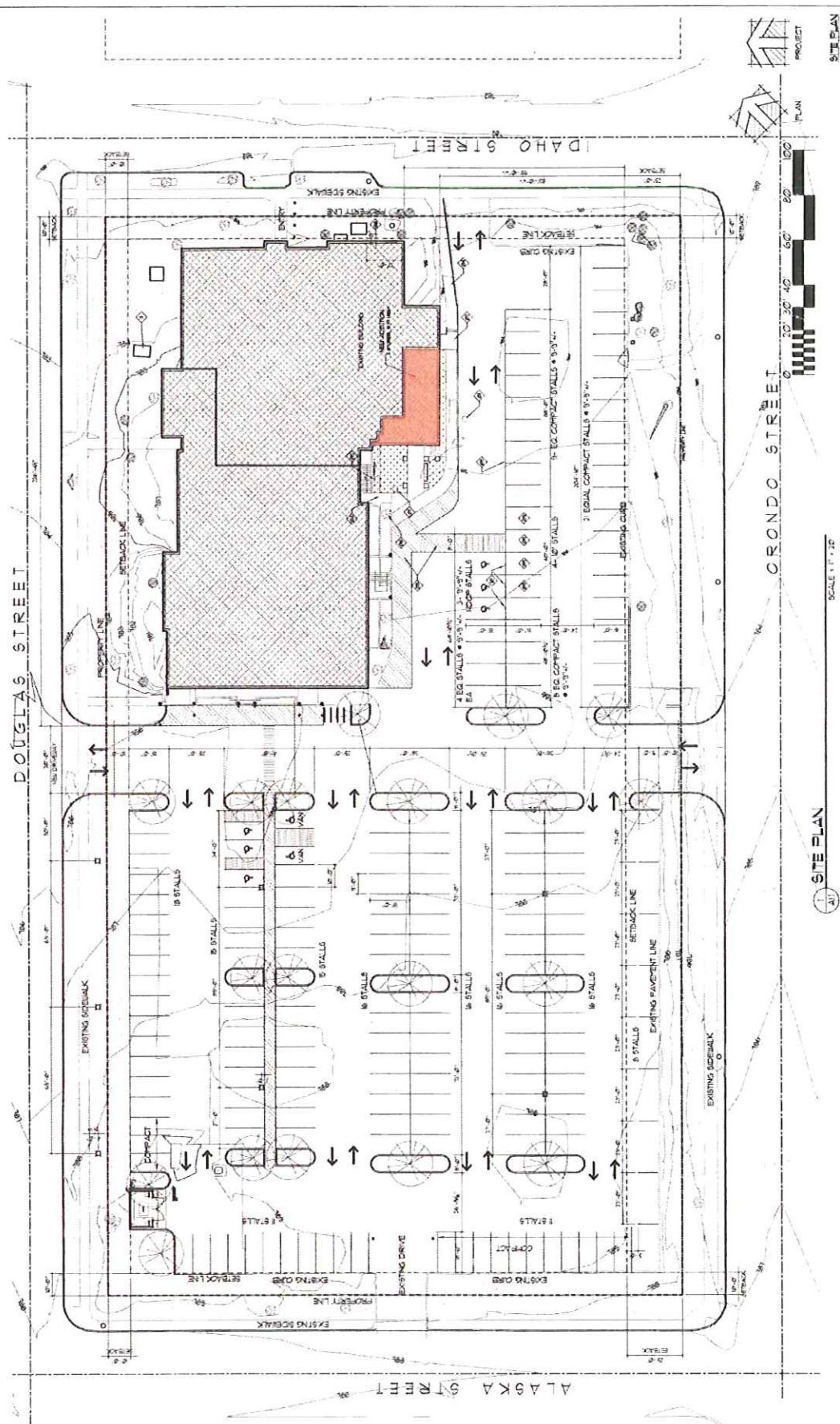
PARKING REQUIREMENTS

Conditional Use Permit
Submitted 3/25/10

KDF ARCHITECTURE
COLUMBIA VALLEY COMMUNITY HEALTH

NEW ELEVATION
ENTRY VESTIBULE
ADDITION @ 600
ORONDO AVENUE
WENATCHI, WASHINGTON
DATE: 3/25/10
SCALE: 1" = 20' 0"
DRAWN: MGV, VMD
JOB: 201004

Proposed
Site Plan
SHEET
A1.1



1" SITE PLAN
SCALE: 1" = 20'